



sparks ellison

10 Primrose Close, Chandler's Ford, SO53 4LB

£450,000

Located in the highly sought-after location of Primrose Close in Valley Park, this attractively designed detached house offers a perfect blend of comfort and convenience. Situated in a quiet cul-de-sac, this property is ideal for families and is within walking distance of essential amenities. The home boasts two spacious reception rooms, providing excellent living space with three comfortable bedrooms and two bathrooms. One of the standout features of this delightful home is its west-facing garden, which invites plenty of natural light throughout and offers a lovely outdoor space. The property is ideally situated for local schools, leisure facilities, woodland walks and nearby shops with access to the motorway and train stations within easy reach.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to first floor.

Sitting/Dining Room:
25'2" x 9'11" (7.67m x 3.01m) Bay window and door to rear garden.

Kitchen:
10'11" x 10'9" (3.32m x 3.28m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for appliances.

Utility Room:
5'1" x 3'2" (1.55m x 0.96) Space and plumbing for washing machine, boiler door to outside.

Cloakroom:
Wash basin, WC.

Dining Room/Study:
17'10" x 7'10" (5.44m x 2.38m) Storage cupboard.

FIRST FLOOR

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
10'10" x 9'11" (3.29m x 3.01m) Two fitted wardrobes.

En-suite Shower Room:
Suite comprising shower cubicle, wash basin with cupboard under, WC.

Bedroom 2:
9'11" x 6'4" (3.01m x 1.94m)

Bedroom 3:
9'7" x 8'8" (2.93m x 2.64m) Built in wardrobe.

Bathroom:
suite comprising bath with mixer tap and shower attachment, wash basin, WC.

OUTSIDE

Front:
Double width driveway affording parking for two vehicles with adjacent paved area enclosed by hedging, side access to rear garden.

Rear Garden:
An attractive feature of the property measuring approximately 34' x 27' affording a pleasant westerly aspect. A patio joins the house leading onto a lawned area enclosed by walling and fencing, garden shed.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1996

Approximate Area:
95sqm/1023sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Primary Loft Space:
Partially boarded with ladder and light connected.

Secondary Loft Space:
Boarded for additional storage

Infant/Junior School:
St. Francis CE Primary/Knightwood Primary School

Secondary School:
Toynbee Secondary School

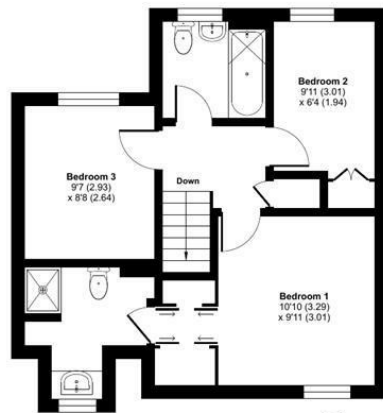
Council Tax:
Band E

Local Council:
Test Valley Borough Council - 01264 368000

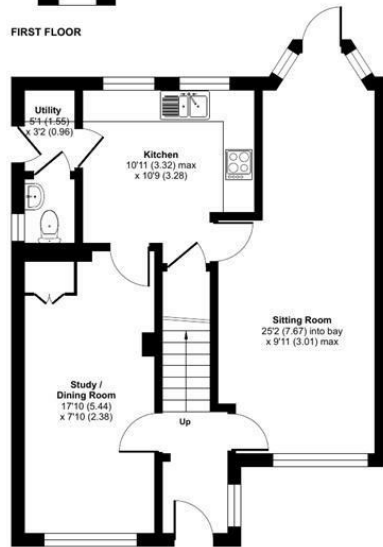
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 576 sq ft / 53.5 sq m
First Floor = 447 sq ft / 41.5 sq m
Total = 1023 sq ft / 95 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1362539.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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